

NINE GEORGE SQUARE

GLASGOW



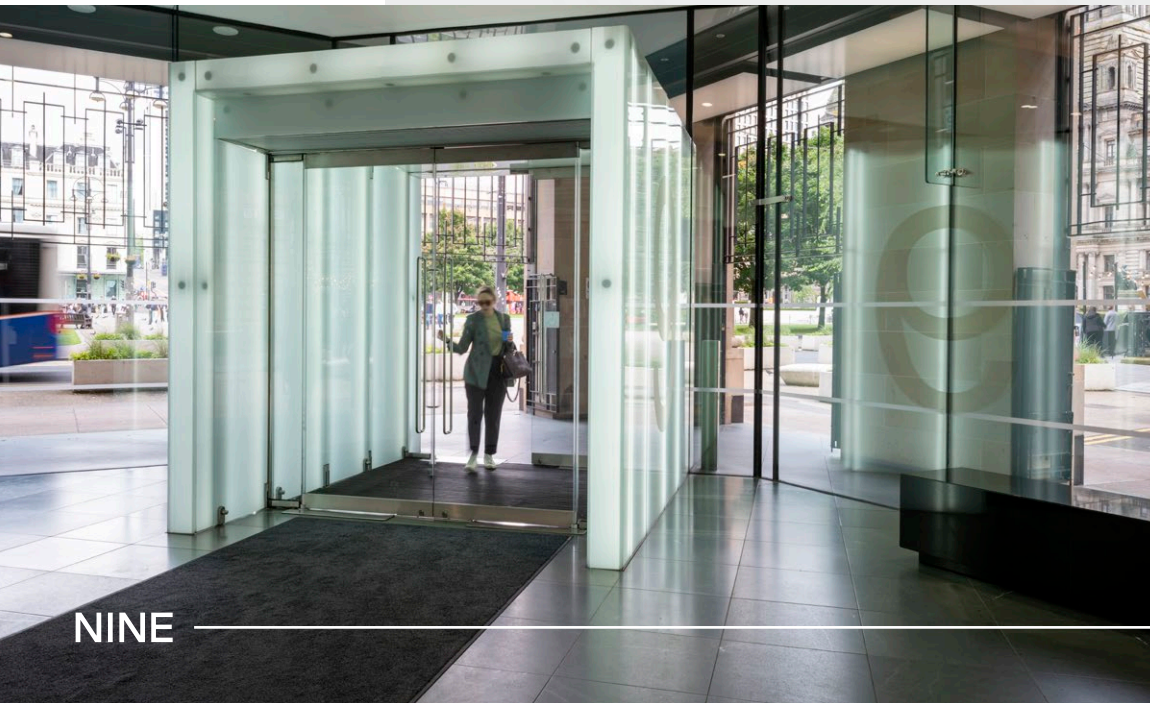
NINE GEORGE SQUARE

9 George Square occupies the south edge of George Square, one of Glasgow's primary public spaces and premier business locations.



Welcome to Nine George Square

A classic period façade with over 65,000 sq ft of modern workspace over ten floors and a garage providing dedicated car parking. The bright, efficient floor plates range in size and are contained within one of Glasgow's most prominent office buildings.



NINE

 Stantec Thorntons[↑]

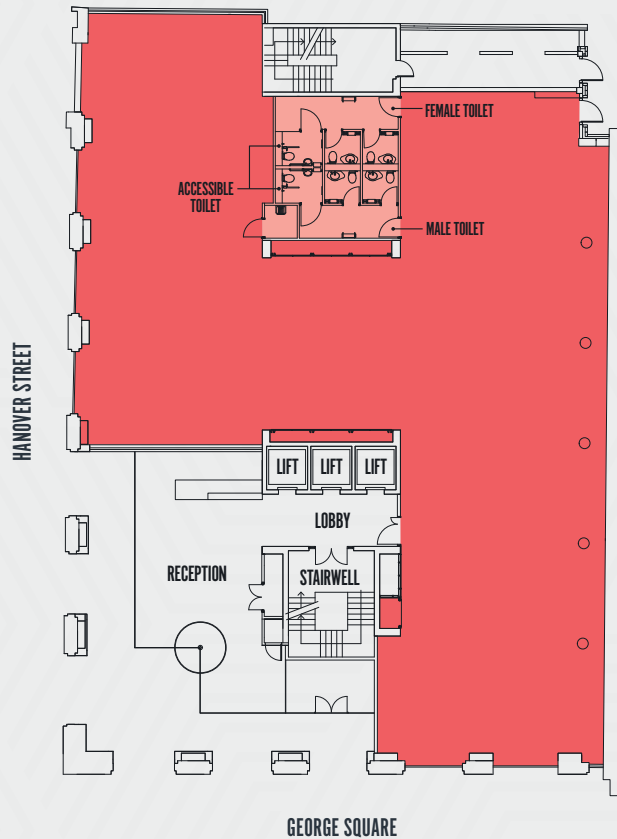
Meet your Neighbours

 LEX
LEYTON

 TÜVRheinland[®]
Risktec

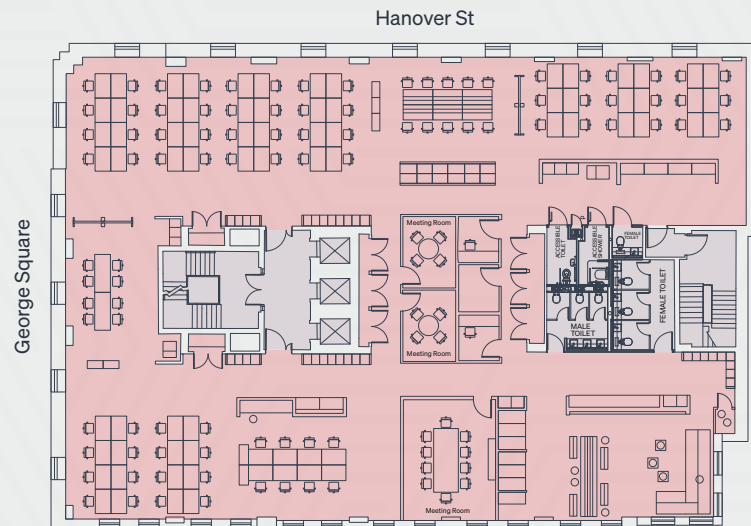
THE
BOUTIQUE
WORKPLACE COMPANY

Ground Floor Workspace



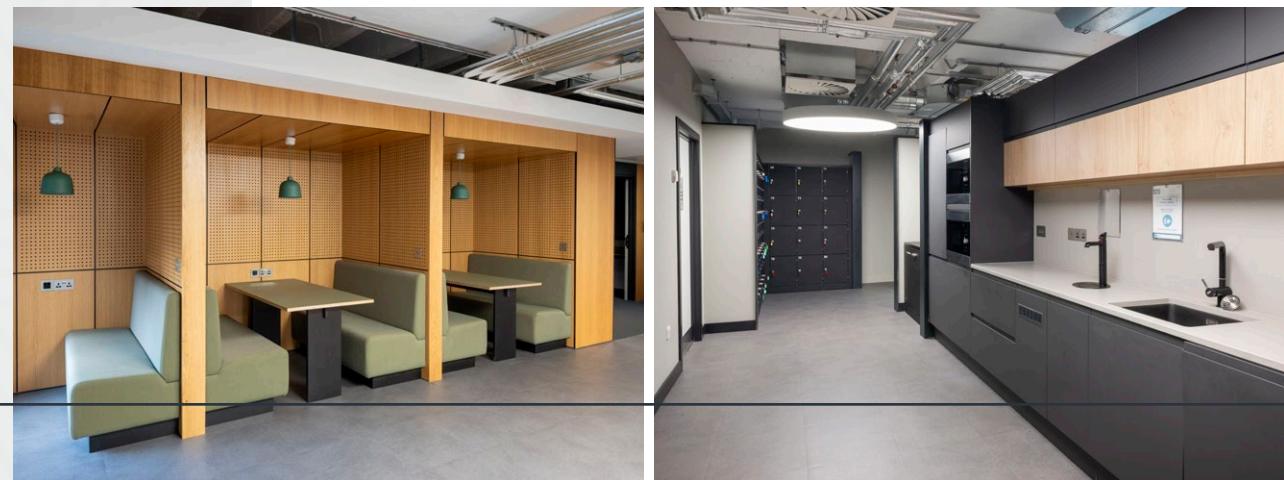
7th Floor Workspace

9 George Square has developed a bespoke specification for its 7th floor accommodation. With exposed building services and contemporary finishes, it makes the perfect hub for creative and new technology businesses.



Specification Highlights

- Fully fitted
- Central service distribution zone with suspended metal plank ceiling
- Exposed, ceiling mounted air conditioning system
- Occupational density designed to 1:8 sq m
- Suspended LED light fittings with up and down lighting
- 150mm raised access floor
- 1x boardroom
- 3x meeting room
- 2x private study / zoom rooms
- 2x quiet zone
- Fitted kitchen
- Printer / store area
- Dedicated lockers





Specification

- Grade A Specification
- Striking feature entrance
- Open plan floor plates
- 4 pipe fan coil conditioning system
- Occupational density designed to 1:8 sq m
- 150mm raised access floor
- Metal suspended ceilings with LED lighting
- High quality male, female and accessible toilet facilities
- Shower facilities on each floor
- Cycle racks
- Full Equality Act compliance

Accommodation

FLOOR	SQ FT	Status
9th	3,566	Risktec
8th	6,218	Leyton
7th	6,218	Available
6th	7,241	Available
5th	7,070	Stantec
4th	7,070	Thorntons Solicitors
3rd	7,115	The Boutique Workplace Company
2nd	7,114	
1st	7,309	
Ground	4,809	Available

Note: The 6th Floor is vacant and available via separate agreement.

Unrivalled Location

Within Glasgow's central business district, immediately adjacent to the city's retail and cultural core.

Nine George Square benefits from extensive transport links with Glasgow Queen Street railway station directly opposite and Glasgow Central only a five minute walk away.



AMENITIES:

- 01 Greggs
- 02 La Vita
- 03 Café Andaluz
- 04 Pizza Express
- 05 Pret A Manger
- 06 Sprigg
- 07 Caffé Nero
- 08 Paesano Pizza
- 09 Browns Brasserie
- 10 Costa Coffee

NEIGHBOURING OCCUPIERS:

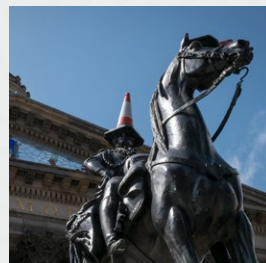
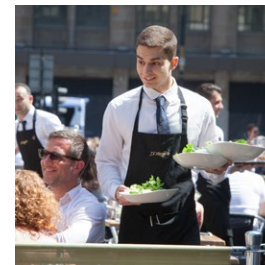
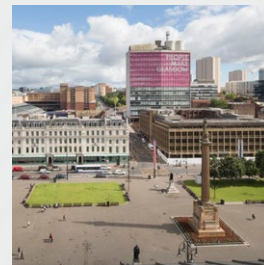
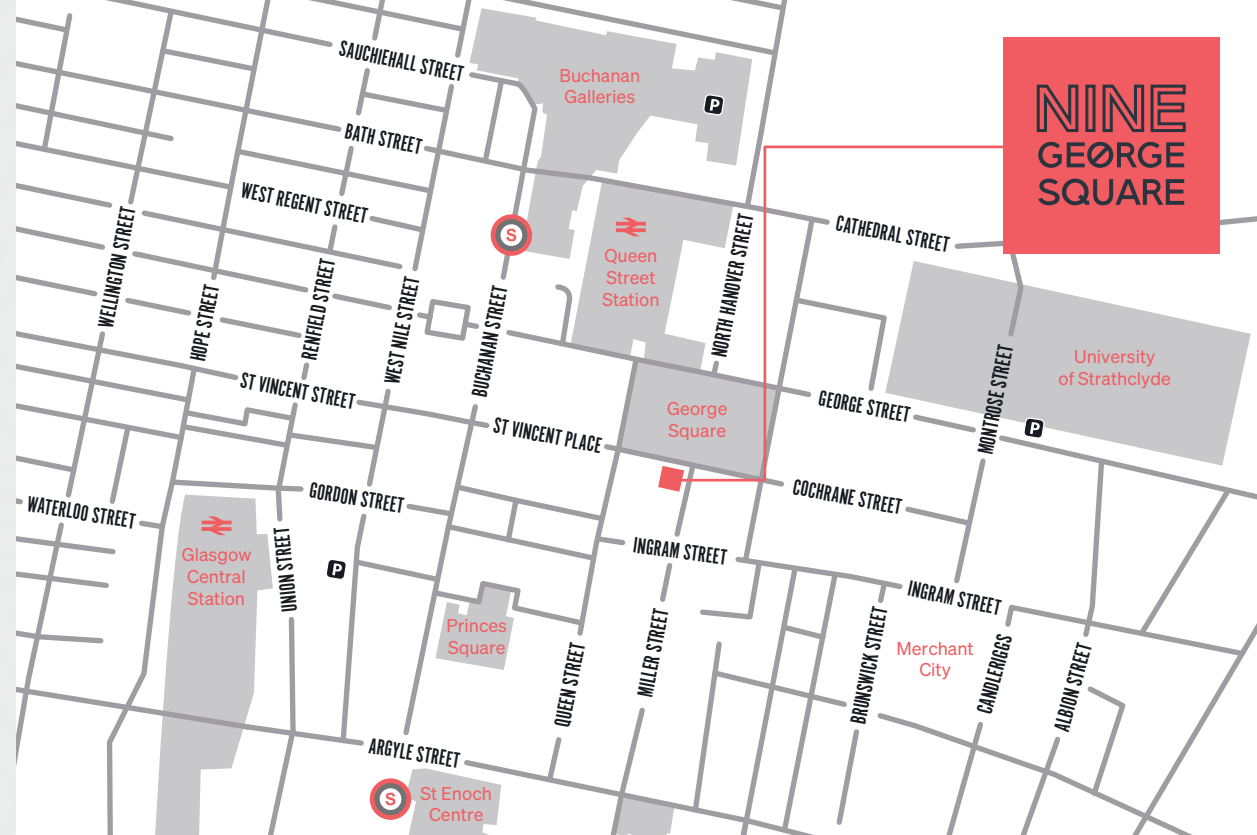
- 01 Deloitte
- 02 Brodies
- 03 ACCA
- 04 WSP
- 05 Edrington
- 06 EY
- 07 Dentons
- 08 Rathbones
- 09 Anderson Strathern
- 10 Arvato

NEXTBIKE STATIONS:

- 01 George Square
- 02 Queen Street

Work & Play

Buchanan Street, Glasgow's premier retail location and nearby Merchant City offer a superb range of amenities including a wide array of Glasgow's best cafés, restaurants and retailers.



NINE GEORGE SQUARE

LEASE TERMS

The accommodation is available to lease on new Full Repairing and Insuring lease terms, for a period to be agreed.

VIEWING

For further information please contact the joint agents:



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